MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **EOP-2-14 EXCHANGE OF PROPERTY BETWEEN TRACTS 1-A AND 1-B OF THE FORMER SANFORD T. HERTHUM PROPERTY**

LOCATION   This property is located on the south side of Hooper Road near the Rounsaville Road intersection in Section 4, T6S, R1E, GLD, EBR, LA.

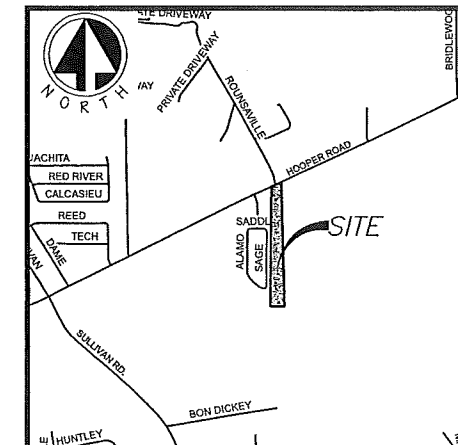|	
MASTERPLAN LAND USE	Rural/Agriculture, Incentive/ Greenspace, Conservation
PRESENT ZONING	Rural
LOT ID NUMBER	611200082, 611200080
ENGINEER/LAND SURVEYOR	Wilfred J. Fontenot
APPLICANT	Suzanne Booty

STAFF COMMENTS

1. **Size** of subject property is approximately 10.75 acres.

2. **Background** The applicant is proposing to adjust the property lines between two adjoining properties with existing structures.

3. **Access** Public Road

4. **Master Plan Statement** The subject property is designated as Rural/Agriculture, Incentive/ Greenspace, Conservation land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.

5. **Planning Commission Staff Comments** This proposal meets current subdivision regulations and the zoning ordinance for the current Rural zoning district. However, one of the lots would not conform to the Comprehensive Zoning Ordinance effective January 1, 2014 for the *projected* Rural/Agriculture zoning district for the subject properties with respect to the minimum (3) three acre lots size requirement.

The Staff would advise the Planning Commission to consider this request because of the following:

    a. The proposal meets the development code for the property's current zoning district at the time of application.
    b. The proposal has existing structures and is merely an adjustment of property lines.

6. Scheduled for Planning Commission Meeting on **May 22, 2014.**

VICINITY MAP 1" = 2000'

STORMWATER MANAGEMENT:
AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE (U.D.C.), LATEST VERSION.

FILL:
THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH ORDINANCES AND LAWS GOVERNING THE SALE OR DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE (U.D.C.), LATEST VERSION, HAVE BEEN SATISFIED.

DEED RESTRICTION:
THE CITY OF CENTRAL AND THE PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

PRIVATE DEDICATION:
THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF THE LOT OWNERS OF THE LOTS ADJACENT TO SAID PRIVATE SERVITUDES AND THEIR SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SAID LOTS. THE EAST BATON ROUGE CITY PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDES" FOR ACCESS TO ANY "PUBLIC SERVITUDES" SHOWN HEREON. THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" AS DEFINED HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES". THE "PRIVATE SERVITUDES" ARE FURTHER DEDICATED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO THE SUBJECT LOTS AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL SERVICE TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVITUDE") BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE PROPERTY OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS. THE CITY PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

ALL LOTS THAT USE THE PRIVATE SERVITUDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVITUDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVITUDE OF ACCESS.

DEDICATION:
RIGHTS OF WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT OF WAY, IF NOT PREVIOUSLY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE SERVITUDES OF PASSAGE ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED FOR THE PURPOSES INDICATED ON THE PLAT, AND IF NO PURPOSE IS INDICATED, TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPERTY PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE HEALTH UNIT OF EAST BATON ROUGE PARISH HAS APPROVED THE METHOD OF SEWAGE TREATMENT AND DISPOSAL.

Suzanne Booty   5/2/2014
SUZANNE BOOTY   DATE

GRID (NAD 83)

GRAPHIC SCALE
200   0   100   200   400   800
(IN FEET)
1 inch = 200 ft.

*NOTE:
THIS IS AN EXCHANGE OF PROPERTY AND NO ADDITIONAL LOTS ARE BEING CREATED.

NOTES:

REFERENCE MAPS:
1. SURVEY MAP OF THE RESUBDIVISION OF LOT 1, BY CAREY HODGES, PLS DATED NOVEMBER 13, 1985.
2. MAP SHOWING A SURVEY OF LOT 1-B, BY M. GREGORY BREAUX, PLS DATED MAY 5, 1994.
3. FINAL PLAT OF CIMMARON SUBDIVISION, BY P. DANIEL WIGGINS, C.E. & R.L.S. DATED JANUARY 30, 1978.

* BASE BEARING: LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE (1702) NAD 83 GRID BEARINGS.

FLOOD ZONE INFORMATION:
ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP(S) NO. 22033C0195F, DATED JUNE 19, 2012 THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) "AE".
BASE FLOOD ELEVATIONS = 63.0 AND 65.0 FT. NAVD88

ZONING INFORMATION:
ZONING: RURAL, PER CITY OF CENTRAL GIS DATED JUNE 15, 2010
FUTURE LAND USE: RURAL/AGRICULTURE
SETBACK: FRONT = 15'
         SIDE = 8'
         REAR = 25'
         MINIMUM LOT SIZE = 22,500 SQ. FT.

FUTURE LAND USE:
AGRICULTURAL AND RURAL
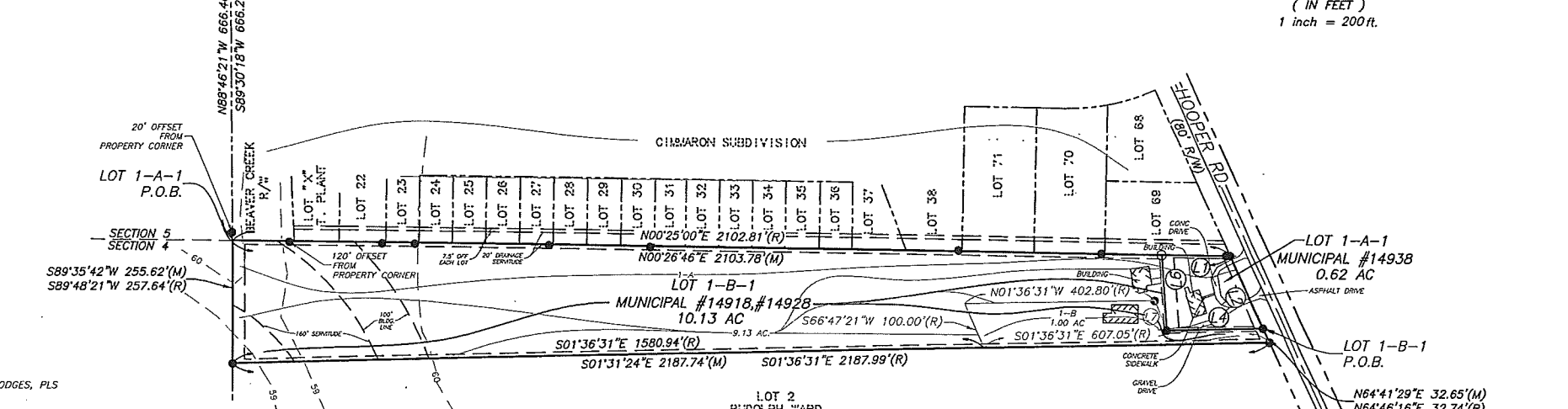
UTILITY COMPANY INFORMATION:
ELECTRIC: DEMCO
GAS: ENTERGY
WATER: PARISH WATER COMPANY
SEWER: INDIVIDUAL PRIVATE TREATMENT SYSTEMS
TELEPHONE: AT&T
CABLE: COX COMMUNICATIONS

SCHOOLS:
ELEMENTARY: BELLINGRATH ELEMENTARY SCHOOL AND TANGLEWOOD ELEMENTARY SCHOOL
MIDDLE: CENTRAL MIDDLE SCHOOL
HIGH: CENTRAL HIGH SCHOOL

EMERGENCY:
CENTRAL VOLUNTEER FIRE DEPARTMENT

GENERAL NOTES:
CONTOUR LINES SHOWN HEREON WERE BASED ON THE "COMITE, LA" QUADRANGLE.

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION.

FENCE LOCATIONS SHOWN ON THIS SURVEY ARE FOR GRAPHICAL REPRESENTATION ONLY. NO DETERMINATION REGARDING ANY POSSIBLE RIGHTS OF POSSESSION WERE MADE BY THE LAND SURVEYOR

WETLAND DELINEATION OR ENVIRONMENTAL ASSESSMENTS WERE NOT PERFORMED NOR WERE WITHIN THE SCOPE OF THIS SURVEY.

THIS SURVEY WAS BASED UPON INFORMATION SUPPLIED BY THE CLIENT AND IS SUBJECT TO THOSE ADVERSE FACTS WHICH MIGHT BE DISCLOSED BY A COMPLETE TITLE SEARCH. CONDUCTING A FULL ABSTRACT WAS NOT WITHIN THE SCOPE OF THIS SURVEY.

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.

CERTIFICATION AND THE RIGHT TO REPRODUCE AND/OR DISTRIBUTE THIS PLAT DOES NOT EXTEND TO ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF FORTE AND TABLADA, INC. AND THE CERTIFYING LAND SURVEYOR.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS ESTABLISHED BY LA. REV. STATUTES TITLE 46: CHAPTER 29, AS A CLASS C SURVEY.

ALL LOTS THAT USE THE PRIVATE SERVITUDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVITUDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVITUDE OF ACCESS. (CENTRAL ORDINANCE 2007-03).

LEGEND

Symbol	Description
●	FOUND 1/2" IRON PIPE
○	SET 1/2" IRON ROD
——	PROPERTY LINE
——	ADJACENT PROPERTY LINE
——	CONTOURS
——	SERVITUDE
(M)	MEASURED BEARING & DISTANCE
(C)	CALCULATED BEARING & DISTANCE
(R)	RECORDED BEARING & DISTANCE FROM REFERENCE 1
(R3)	RECORDED BEARING & DISTANCE FROM REFERENCE 3

Property Line Table

Line #	Length	Direction
L1	144.41	N0° 29' 53.46"E (M)
L2	167.40	N64° 52' 05.23"E (M)
L2	167.26	N64° 46' 16.00"E (R)
L4	203.01	N1° 32' 41.32"W (M)
L4	203.01	N1° 36' 31.00"W (R)
L6	158.67	N85° 21' 41.29"E (M)
L7	67.58	N66° 46' 49.72"E (R)

MAP SHOWING THE EXCHANGE OF PROPERTY BETWEEN
TRACTS 1-A & 1-B
INTO
LOT 1-A-1 & LOT 1-B-1
LOCATED IN
SECTION 4, T-6-S, R-1-E
GREENSBURG LAND DISTRICT,
CITY OF CENTRAL,
EAST BATON ROUGE PARISH, LA
FOR
SUZANNE BOOTY

STATE OF LOUISIANA
WILFRED J. FONTENOT
REG. No. 4500
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATION:
I CERTIFY THAT I MADE THE SURVEY SHOWN HEREON, THAT IT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY, AND THAT THERE ARE NO SIGNIFICANT VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED.
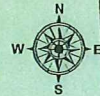
WILFRED J. FONTENOT
PROFESSIONAL LAND SURVEYOR

BATON ROUGE LAND SURVEYING
A Division of Forte & Tablada

SHEET NUMBER: 1
PROJECT: 141136
FIELD BOOK: 490/38
DETAILED: DLC
CHECKED: TAH
DATE: 3-20-2014
SCALE: 1"=200'

EXCHANGE OF PROPERTY OF TRACTS 1-A & 1-B FOR THE SUZANNE BOOTY PROPERTY — SURVEY

R:\2014\141136 - SANFORD HERTHUM TRACT 1-A & 1-B RESUB\CAD\141136 SANFORD HERTHUM TRACT 1-A & 1-B RESUB.DWG

POINT OF COMMENCEMENT:
THE SOUTHWEST CORNER OF CIMMARON SUBDIVISION

CIMMARON SUBDIVISION

LOT 1-A-1 P.O.B.
20' OFFSET FROM PROPERTY CORNER

LOT 1-B-1 MUNICIPAL #14918, #14928 10.13 AC

LOT 1-A-1 MUNICIPAL #14938 0.62 AC

LOT 2 RUDOLPH WARD

EOP-2-14 REV. 5/5/14

Lot 611200082
611200080
EOP-2-14

HOOPER
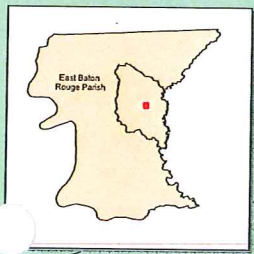
ROUNSAVILLE

CIMMARON

SADDLE

BOWIE

ALAMO

SAGE

1-B

1-A

Legend
EOP-2-14
City Street
Parcels

Prepared by the
City of Central Geographic Information System
May 4, 2014

This map has been compiled from the most accurate source data from the GIS Planning.

However, this map is for informational purposes only and is not to be interpreted as a legal document.
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East Baton
Rouge Parish